

# Economic Indicators

## Loudoun County, Virginia

August 2004

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
<b>New Residential Construction</b>					
New Residential Units Permitted	July 2004	492	3,770	4,052	-7.0%
Single Family Detached Units Permitted	July 2004	303	2,178	1,955	11.4%
Single Family Attached Units Permitted	July 2004	189	1,091	1,582	-31.0%
Multifamily Units Permitted	July 2004	0	501	515	-2.7%

Source: Loudoun County Department of Building and Development

<b>New Nonresidential Construction</b>					
	July 2004	407,777	1,768,529	1,389,402	27.3%
Office SF Permitted	July 2004	69,444	208,920	38,761	439.0%
Flex/Industrial SF Permitted	July 2004	13,977	373,318	295,305	26.4%
Retail SF Permitted	July 2004	29,493	427,893	313,915	36.3%
Other SF Permitted	July 2004	294,863	758,398	741,421	2.3%
Taxable SF Permitted	July 2004	300,709	1,472,125	892,962	64.9%
Nontaxable SF Permitted	July 2004	107,068	296,404	496,440	-40.3%
Total Value Nonresidential Construction	July 2004	\$27,825,657	\$141,875,414	\$211,197,045	-32.8%
Value of New Buildings	July 2004	\$24,106,688	\$107,902,125	\$185,540,009	-41.8%
Value of Alterations/Additions	July 2004	\$3,718,969	\$33,973,289	\$25,657,036	32.4%
Route 28 Taxing District SF Permitted	July 2004	137,456	813,073	514,729	58.0%
Value of Route 28 Permitted Construction	July 2004	\$4,355,771	\$47,020,741	\$22,624,708	107.8%

Source: Loudoun County Department of Building and Development

<b>Housing Sales</b>					
	April 2004	1,013	3,454	2,773	24.6%
Single Family Detached	April 2004	455	1,632	1,382	18.1%
Single Family Attached	April 2004	370	1,305	1,094	19.3%
Condominium	April 2004	188	517	297	74.1%

Source: Loudoun County Department of Financial Services

<b>Washington Dulles International Airport</b>					
Total Passengers	May 2004	1,694,056	7,473,884	6,493,742	15.1%
International Passengers	May 2004	370,385	1,692,297	1,381,898	22.5%
Total Freight (metric tonnes)	May 2004	25,317	124,477	124,187	0.2%

Source: Metropolitan Washington Airports Authority

<b>Taxable Sales (000s)</b>	1st Quarter 2004	\$806,694	\$806,694	\$630,633	27.9%
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Source: Virginia Department of Taxation

\* Percent change calculated using current year-to-date and last year-to-date.

# Economic Indicators

## Loudoun County, Virginia

August 2004

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
<b>Average Housing Prices</b>	April 2004	\$396,948	\$416,879	\$362,107	9.6%
Single Family Detached	April 2004	\$516,092	\$546,670	\$465,651	10.8%
Single Family Attached	April 2004	\$336,731	\$337,083	\$277,594	21.3%
Condominium	April 2004	\$227,108	\$227,727	\$167,293	35.8%

Source: Loudoun County Financial Services

<b>At Place Employment</b>					
Employees	4th Quarter 2003	106,616	105,402	101,322	5.2%
New Jobs (over previous quarter)	4th Quarter 2003	1,214			
Establishments	4th Quarter 2003	5,808	5,705	5,480	6.0%
New Businesses (over previous quarter)	4th Quarter 2003	103			
Gross Wages (millions)	4th Quarter 2003	\$1,338	\$1,216	\$1,230	8.8%

Source: Virginia Employment Commission

<b>Consumer Price Index</b>					
Washington-Baltimore DC/MD/VA (1996=100)	June 2004	118.9	118.9	115.7	2.8%
US-All Urban Consumers (1982-84=100)	June 2004	189.7	189.1	183.7	3.3%

Source: US Bureau of Labor Statistics

<b>Civilian Labor Force</b>					
Loudoun County	June 2004	124,830	122,788	120,870	3.3%
Northern Virginia	June 2004	1,357,974	1,334,997	1,310,593	3.6%

Source: Virginia Employment Commission

<b>Unemployment Rate</b>					
Loudoun County	June 2004	2.2	2.0	3.2	-31.3%
Northern Virginia	June 2004	2.3	2.1	3.0	-23.3%
Virginia	June 2004	3.8	3.5	4.5	-15.6%
United States	June 2004	5.8	5.3	6.5	-10.8%

Source: Virginia Employment Commission

<b>Washington Economic Index</b>					
Leading Index (1987=100)	April 2004	112.3	111.4	109.9	2.2%
Current Index (1987=100)	April 2004	108.9	107.9	102.8	5.9%

Source: Center for Regional Analysis

<b>Non-Residential Vacancy</b>					
Total	2nd Quarter 2004	17.4%	17.5%	19.7%	-11.5%
Office	2nd Quarter 2004	15.6%	16.1%	18.2%	-14.1%
Flex	2nd Quarter 2004	29.8%	29.8%	29.0%	2.6%
Industrial	2nd Quarter 2004	7.7%	7.1%	11.8%	-34.6%

Source: Realty Information Group

\* Percent change calculated using current period and same period previous year.